

16.18. - Home-based occupations.

16.18.1 A home-based occupation means an accessory use of a portion of a dwelling unit as a personal office or business by a resident of the dwelling unit only. Home occupations must be secondary to the use of the dwelling for residential purposes and shall not change the character of the dwelling unit thereof. In any instance where a dwelling unit is used to conduct a home-based occupation consistent herein, a home occupational license shall be required. This applies even where a regular business license has been issued for the same business and for the same applicant at another location within or outside the boundaries of the city.

16.18.2 When permitted, a home-based occupation shall be conducted in accordance with the following provisions and with any other restrictions that are contained within the individual residential zoning district regulations:

- (1) No person other than the individuals residing in the dwelling unit shall be engaged in the home-based occupation.
- (2) Home-based occupations shall be accessory and clearly incidental to the primary residential purpose of the dwelling unit and shall not use more than twenty (20) percent of the overall living space of the dwelling unit.
- (3) Home-based occupation activity shall occur entirely within the dwelling unit. No equipment or process shall be used in any home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the premises.
- (4) No home occupation shall generate or attract unsafe, excessive or hazardous vehicular or pedestrian traffic to the dwelling unit.
- (5) No goods or services shall be dispensed, sold or distributed or provided directly from a residential dwelling except for those transmitted by telephone, computer modem, facsimile or other similar electronic means.
- (6) The total number of deliveries of any kind required by, received or sent by or made or connected with a home-based occupation at a residential dwelling shall not exceed two (2) business deliveries per day in addition to regular U.S. Postal Service.
- (7) No employees or independent contractors of any kind, excluding service and regular repair visits, shall be permitted at the dwelling unit at any time in connection with the home-based occupation.
- (8) No signs of any kind indicating the presence of a home-based occupation shall be located on or about the residential dwelling or property.
- (9) The operation of a home-based occupation shall not cause any increase in parking at the residential dwelling or vehicular traffic to and from the residential dwelling.
- (10) A home-based occupation office which does not satisfy all of the above standards at all times during its operation shall be prohibited and no license shall be issued to any applicant whose business operation violates said standards.

16.18.3 All home-based occupations shall be required to obtain and maintain an occupational license from the village and pay an applicable fee as provided by resolution.

16.18.4 The code enforcement division may inspect the property to ensure compliance with this chapter, consistent with F.S. Ch. 166.

16.18.5 No home-based occupation license issued pursuant to this section shall be transferable, assignable or otherwise alienable.

(Ord. No. 2007-4, § 2, 5-15-07; Ord. No. [2014-08](#), § 6, 10-7-1)